

IN RE: PETITION FOR VARIANCE
N/S of Stumpfs Road, 7000
+/- NE of Ebenezer Road
15th Election District
6th Councilmanic District
(1224 Stumpfs Road)

Patricia E. Stevenson
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-426-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Patricia E. Stevenson. The variance request involves property located at 1224 Stumpfs Road, located in the Bird River area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations, to permit a proposed dwelling with a side property line setback of 14 ft. and 10 ft. in lieu of 35 ft. and to approve an undersized lot.

Appearing at the hearing on behalf of the variance request were Patricia and Thomas Stevenson and Roger Mann. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.27 acres, more or less, zoned R.C.2. The subject property is currently improved with an old shore home, which has been on the property for some time. The property owners are desirous of tearing down the old shore shack and constructing a new single-family dwelling in its place. The details of the location of the new dwelling, as well as the old, are shown on the site plan submitted into evidence as Petitioner's Exhibit No. 1. In order to proceed with the construction of a new home on their property, the variance request is necessary. However, it should be noted that the house to be constructed shall be situated in the same proximate location as the old home.

ORDER RECEIVED FOR FILING

Date

6/14/02

By

R. G. Gannon

After considering the testimony and evidence offered by the Petitioner and the lack of opposition thereto, I find that the variance should be granted to allow them to construct a new dwelling on this property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and her property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

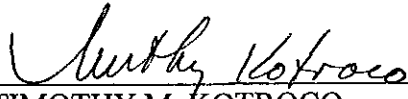
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 4th day of June, 2002, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A01.3.B.3 of the B.C.Z.R., to permit a proposed dwelling with a side property line setback of 14 ft. and 10 ft. in lieu of 35 ft. and to approve an undersized lot, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for her permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING
Date 6/4/02
By R. Jameson



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 4, 2002

Ms. Patricia E. Stevenson
3419 Northwind Road
Baltimore, Maryland 21234

Re: Petition for Variance
Case No. 02-426-A
Property: 1224 Stumpfs Road

Dear Ms. Stevenson:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Roger Mann
14420 Misty Valley Rd
Phoenix MD 21131

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



UNDERSIZED FILE TO O.P. 4/02/02 CRITICAL/FLOOD PLAIN

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1224 STUMPPS ROAD

which is presently zoned ~~A-10~~ RC-2

TM
This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A01.3.B.3. TO PERMIT A PROPOSED DWELLING WITH (SIDE) PROPERTY LINE SETBACKS OF AS CLOSE AS 14 FT. AND 10 FT. RESPECTIVELY, AND TO APPROVE AN UNDERSIZED LOT, IN LIEU OF 35 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

due to practical difficulty
TO BE DETERMINED AT HEARING.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02 426 A

REU 9/15/98

Legal Owner(s):

PATRICIA E. STEVENSON
Name - Type or Print

Signature

Name - Type or Print

Signature

3419 NORTHWIND ROAD 410-256-8862
Address Telephone No.

BALTIMORE Md 21234
City State Zip Code

Representative to be Contacted:

PATRICIA E. STEVENSON
Name

3419 NORTHWIND Rd 410-256-8862
Address Telephone No.

BALTIMORE Md 21234
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JK Date 4/02/02

ORDER RECEIVED FOR FILING

Date 6/4/02

By R. J. J. J. J.

ZONING DESCRIPTION
1224 STUMPF'S RD.

BEGINNING AT A POINT ON THE NORTH SIDE OF STUMPF'S RD
(36 FT WIDE) AT A DISTANCE OF 7,000 FT, ±. NORTH EAST OF
EBENEZER RD, BEING LOT #7 AS RECORDED IN THE PLAT OF
BIRD RIVER VIEW IN PLAT BOOK 08 FOLIO 84, CONTAINING .27 AC ±
IN THE 15TH ELECTION DISTRICT, 6TH COUNCIL DISTRICT,

TM 4/2/02

A26

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11183

JL # 426

DATE 4/02/02 ACCOUNT 001 006 6150

AMOUNT \$ 100.00

RECEIVED FROM: TRACY MORROW

FOR: RES VAR + UNDERSIZED LOT (50.00EA)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
4/03/2002 4/02/2002 15:09:03

REQ 4503 WALKIN KACH KCH DRAHER 4

>> RECEIPT # 238234 4/03/2002 0FLH

Dept 5 520 ZONING VERIFICATION

CR NO. 011183

Receipt Tot \$100.00

100.00 CR .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson Maryland on the property identified herein as follows:

Case: #02-426-A
1224 Stumpfs Road
N/S of Stumpfs Road, 7000
+/- NE of Ebenezer Road
15th Election District
6th Councilmanic District
Legal Owner(s): Patricia E. Stevenson

Variance: to permit a proposed dwelling with (side) property line setbacks of as close as 14 feet and 10 feet respectively. In lieu of 35 feet.

Hearing: Thursday, May 23, 2002 at 2:00 p.m. In Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

5/170 May 9 CS37364

CERTIFICATE OF PUBLICATION

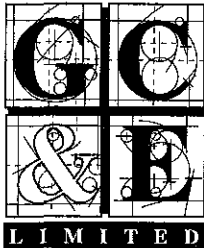
5/9, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News



LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

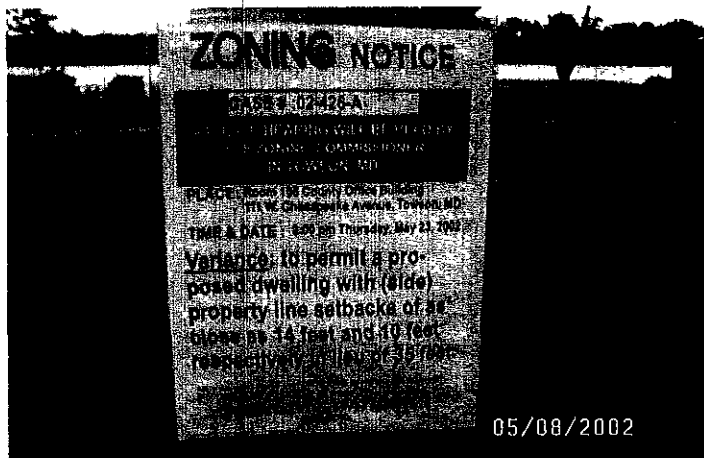
RE: CASE # 02-426-A
PETITIONER/DEVELOPER:
PATRICIA E. STEVENSON
DATE OF HEARING:
MAY 23, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT



POSTED ON: May 8, 2002

LOCATION:

North side of Stumpfs Road, 7000' +/- Northeast of
Ebenezer Road

DATE: May 9, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors/property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02 426 A
Petitioner: Patricia Stevenson
Address or Location: 1224 Stumpfs Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tracy Morrow
Address: 57 Stone Park Pl.
Baltimore, Md. 21236
Telephone Number: 410-529-8168

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 9, 2002 Issue – Jeffersonian

Please forward billing to:
Tracy Morrow
57 Stone Park Place
Baltimore MD 21236

410 529-8168

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-426-A
1224 Stumpfs Road
N/S of Stumpfs Road, 7000' +/- NE of Ebenezer Road
15th Election – 6th Councilmanic District
Legal Owner: Patricia E Stevenson

Variance to permit a proposed dwelling with (side) property line setbacks of as close as 14 feet and 10 feet respectively in lieu of 35 feet.

HEARING: Thursday, May 23, 2002 at 2:00 p.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Patricia E. Stevenson
3419 Northwind Road
Baltimore MD 21234

Dear Ms. Stevenson:

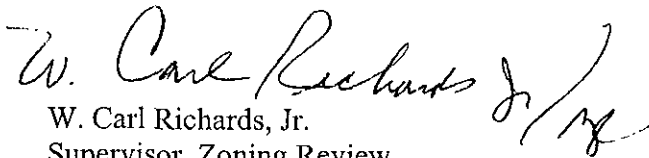
RE: Case Number:02-426-A, 1224 Stumpfs Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 4/2/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 18, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426-435, 437-439

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE}

Sign
5/23

MAY 22

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 21, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 22, 2002
Item No. 426

The Bureau of Development Plans Review has reviewed the subject zoning items.

Flood protection elevation for this site is 11 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential development.

The building engineer shall require a permit for this project.

Building shall be designed and adequately anchored to prevent floatation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirement of BOCA International Building Code adopted by the County.

RWB:CEN:cab

cc: File

June
5/23

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 30, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: May 30, 2002

SUBJECT: Zoning Item 426
Address 1224 Stumpfs Road

Zoning Advisory Committee Meeting of 4/22/02

Ground Water Management Comments:

An evaluation of the well and septic system will be required prior to building permit approval. Soil evaluations will be required.

Reviewer: Sue Farinetti

Date: May 13, 2002

Environmental Impact Review

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

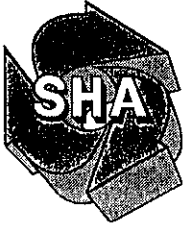
X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Proposed house should be shifted 4 feet to be out of the 100 foot shoreline buffer.

Reviewer: Glen Shaffer

Date: 5/13/02



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.18.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 426

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

Jim
5/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 23, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 30

SUBJECT: 1224 Stumpfs Road

INFORMATION:

Item Number: 02-426

Petitioner: Patricia E. Stevenson

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request for variance from the required lot line setback germane to the subject property. However, this office **does not** support the dwelling that has been selected for construction at the subject site. The petitioner should select a structure that fits into the existing housing pattern of the community. Said structure should be compatible in size, shape, architectural features, and relationship with the street. After the petitioner has located such structure, he or she should submit building elevations of the same to the Office of Planning for review and approval.

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Long

AFK/LL:MAC

RE: PETITION FOR VARIANCE
1224 Stumpfs Road, N/S Stumpfs Rd,
7000' +/- NE of Ebenezer Rd
15th Election District, 6th Councilmanic


Legal Owner: Patricia E. Stevenson
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-426-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Patricia E. Stevenson, 3419 Northwind Road, Baltimore, MD 21234, Petitioner.


PETER MAX ZIMMERMAN

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No 02 426 A
4/23/02

*FILING PACK TO
O.P. 4/02/02*

Residential Processing Fee Paid
(\$50.00)

FROM: Arnold Jablon, Director
Department of Permits & Development Management

Accepted by JL
Date 4/02/02

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit

MINIMUM APPLICANT SUPPLIED INFORMATION:

Tracy L. Morrow 57 Stone Park Place 21234 529 8168
Print Name of Applicant Address Telephone Number
1224 Stumps Rd Election District 15 Councilmanic District Square Feet
Lot Address
Lot Location: NE S W side corner of Stumps Rd 7000 feet from NE S W corner of Ebenezer Rd
(street) (street)
Land Owner: Patricia E Stevenson Tax Account Number 1501 290010
Address: 3114 Northwind Rd 21234 Telephone Number (410) 256-8862

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

- | | YES | NO |
|---|---------------|--|
| 1. This Recommendation Form (3 copies) | <u>✓</u> | <u> </u> |
| 2. Permit Application | <u>✓</u> | <u> </u> |
| 3. Site Plan
Property (3 copies) | <u>✓</u> | <u> </u> |
| Topo Map (2 copies) available in Room 206, County Office Building - (please label site clearly) | <u> </u> | <u>✓</u> Flood Zone A-10
shown on plan. |
| 4. Building Elevation Drawings | <u>✓</u> | <u> </u> |
| 5. Photographs (please label all photos clearly)
Adjoining Buildings | <u>✓</u> | <u> </u> |
| Surrounding Neighborhood | <u>✓</u> | <u> </u> |
| 6. Current Zoning Classification: <u>RC 2</u> | | |

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

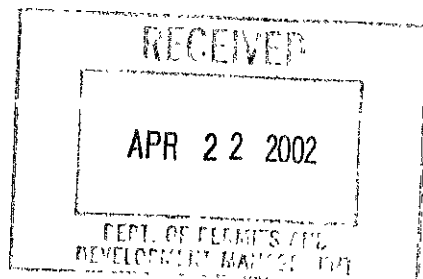
RECOMMENDATIONS / COMMENTS:

- ☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

The proposed dwelling should fit into the existing community structure i.e. housing pattern, alignment, size, shape, and relationship to the street. Housing design should be compatible with the character of the neighborhood.

Signed by: Mark A. Cunningham
for the Director, Office of Planning and Community Conservation

Date 4/18/02

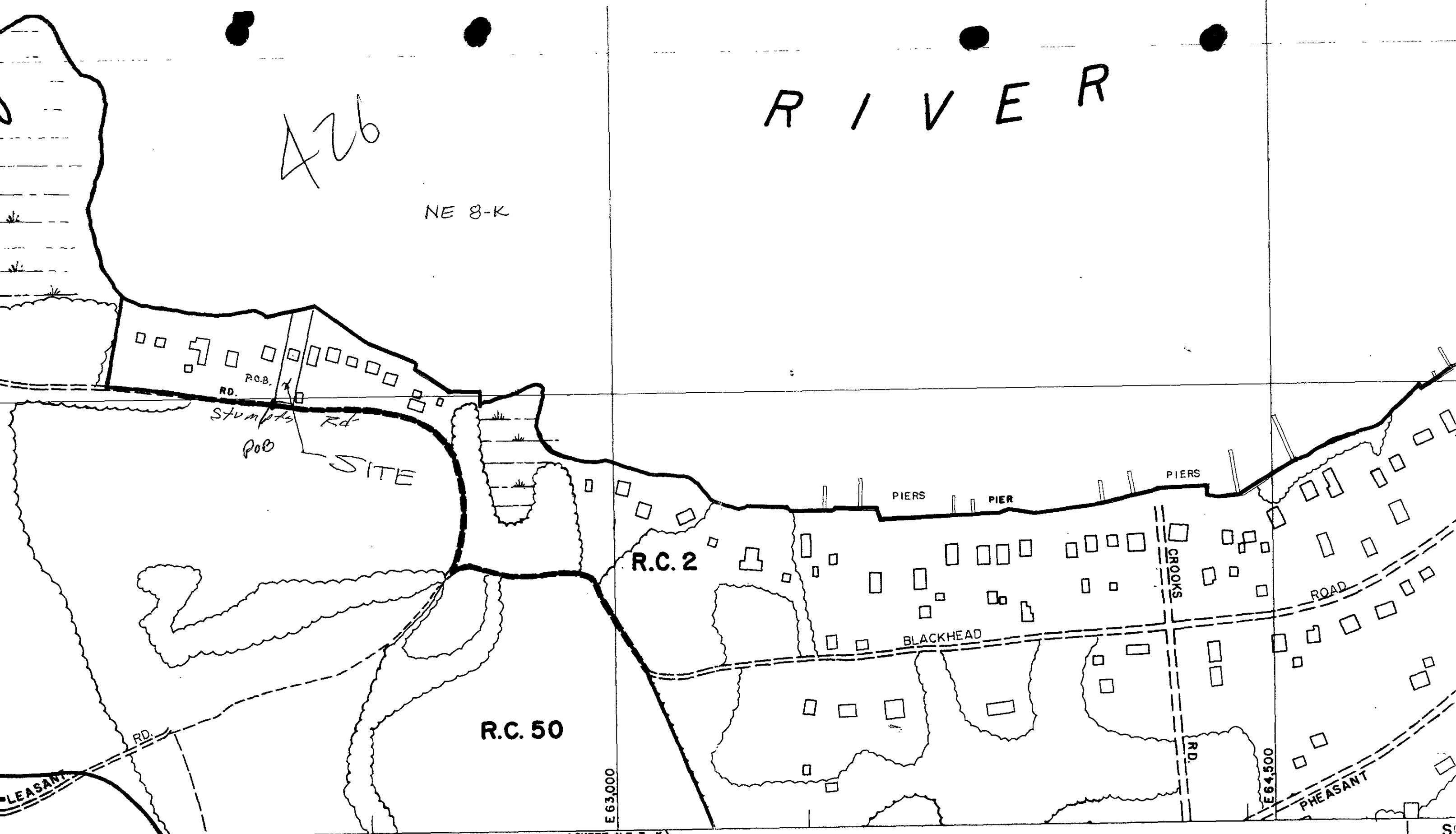


5/23/02

PLEASE PRINT LEGIBLY

██████████ SIGN-IN SHEET

[illegible]



NING MAP

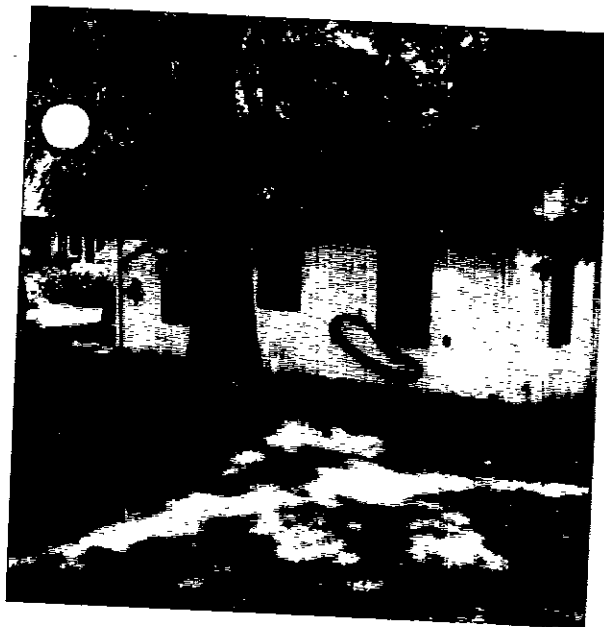
COUNCIL

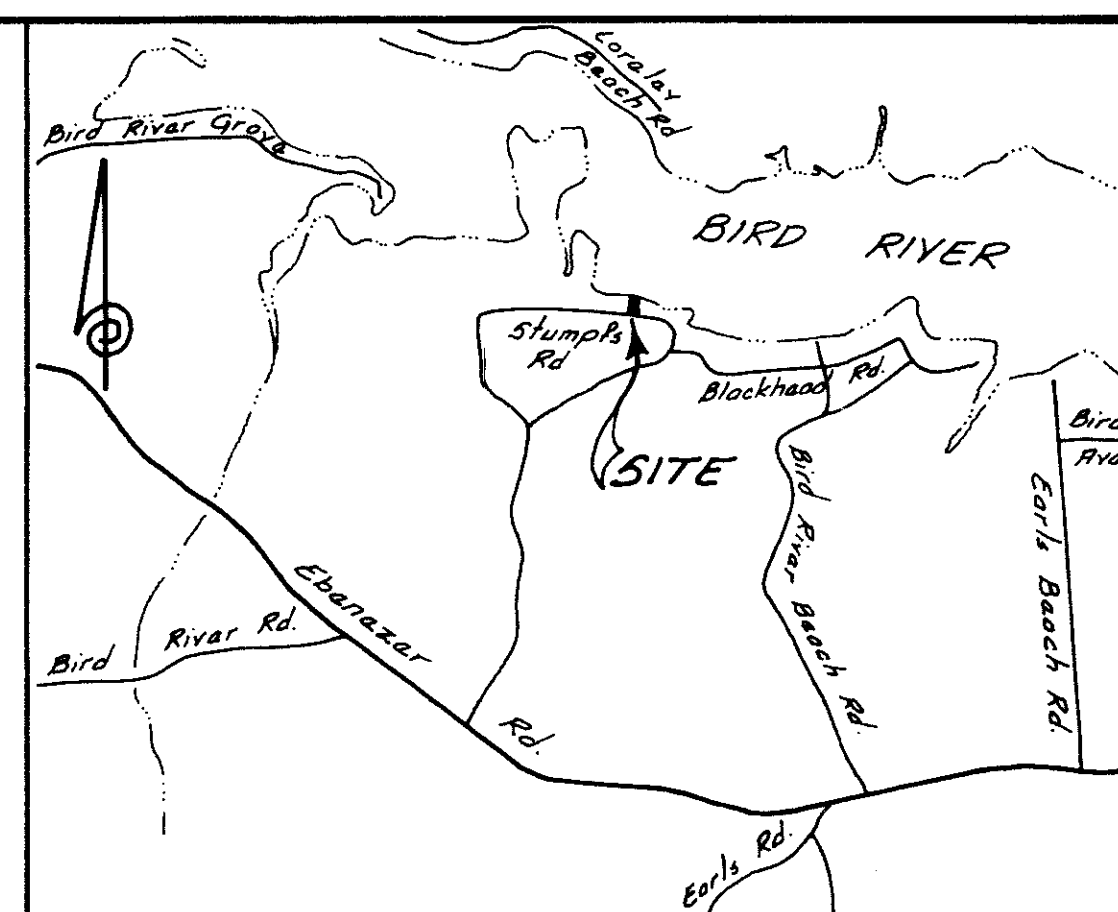
01-00, 92-00, 93-00,

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

S
1"
D
PHOT

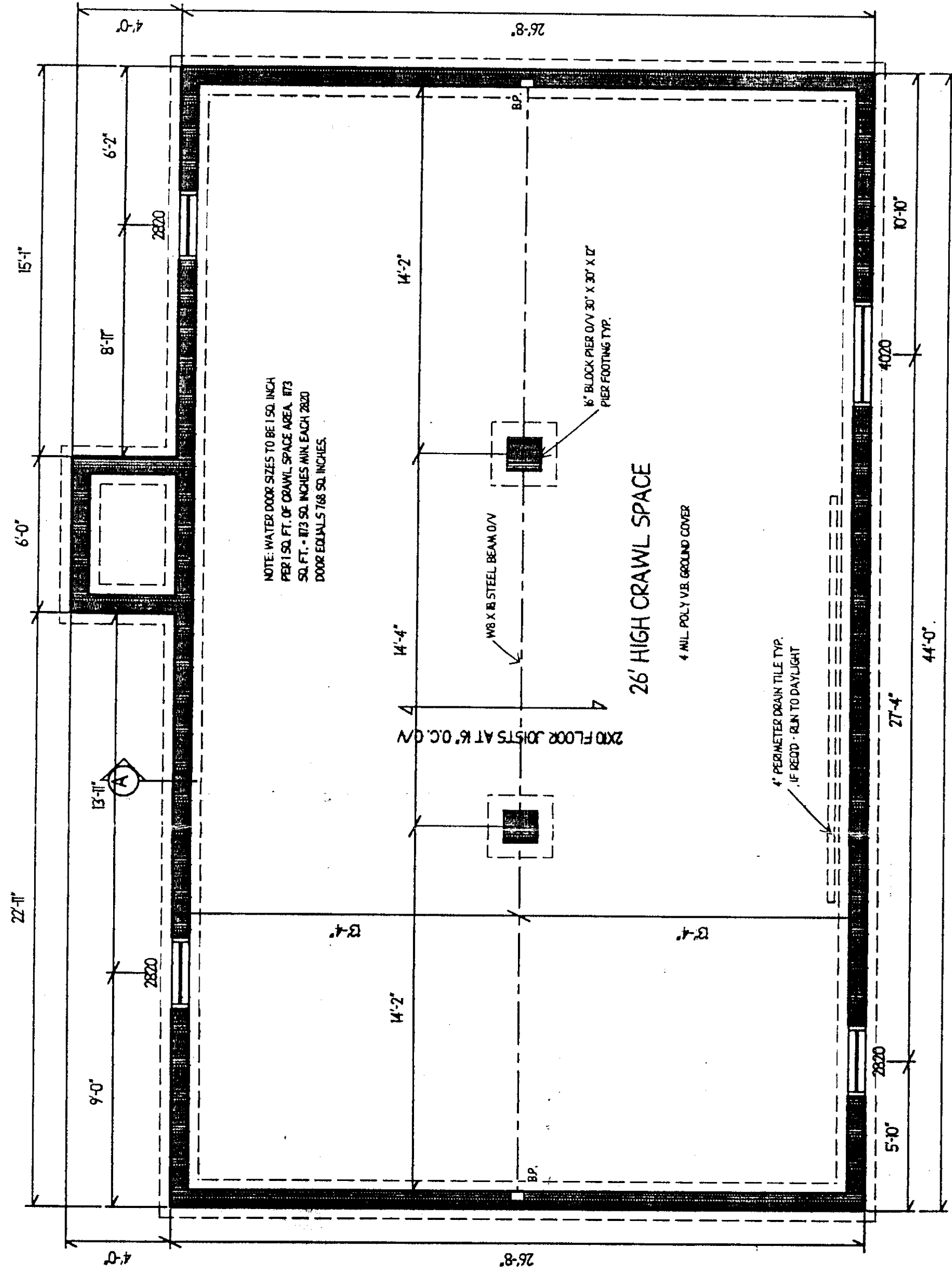




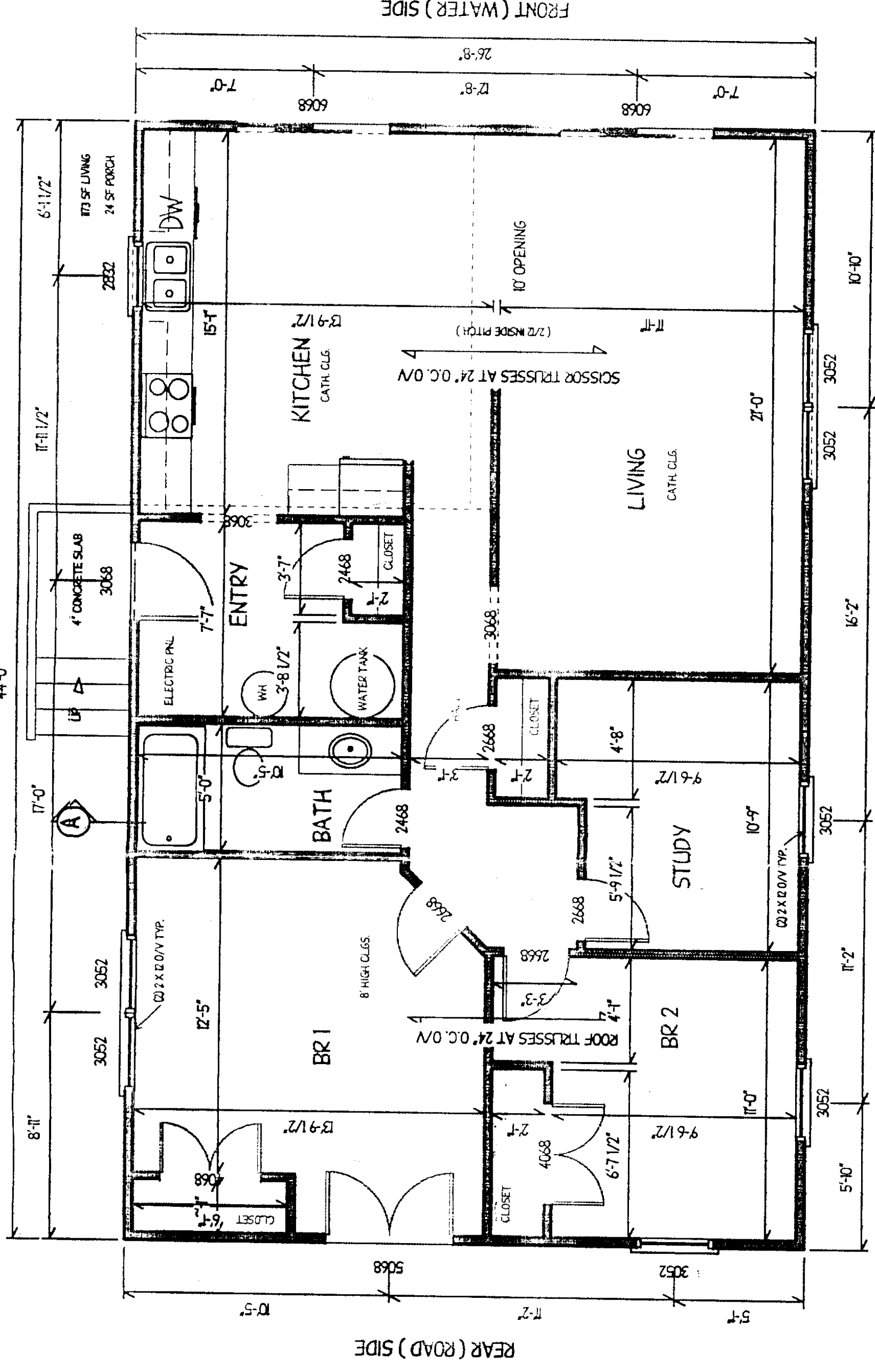


Plan revised MM 4/2/02

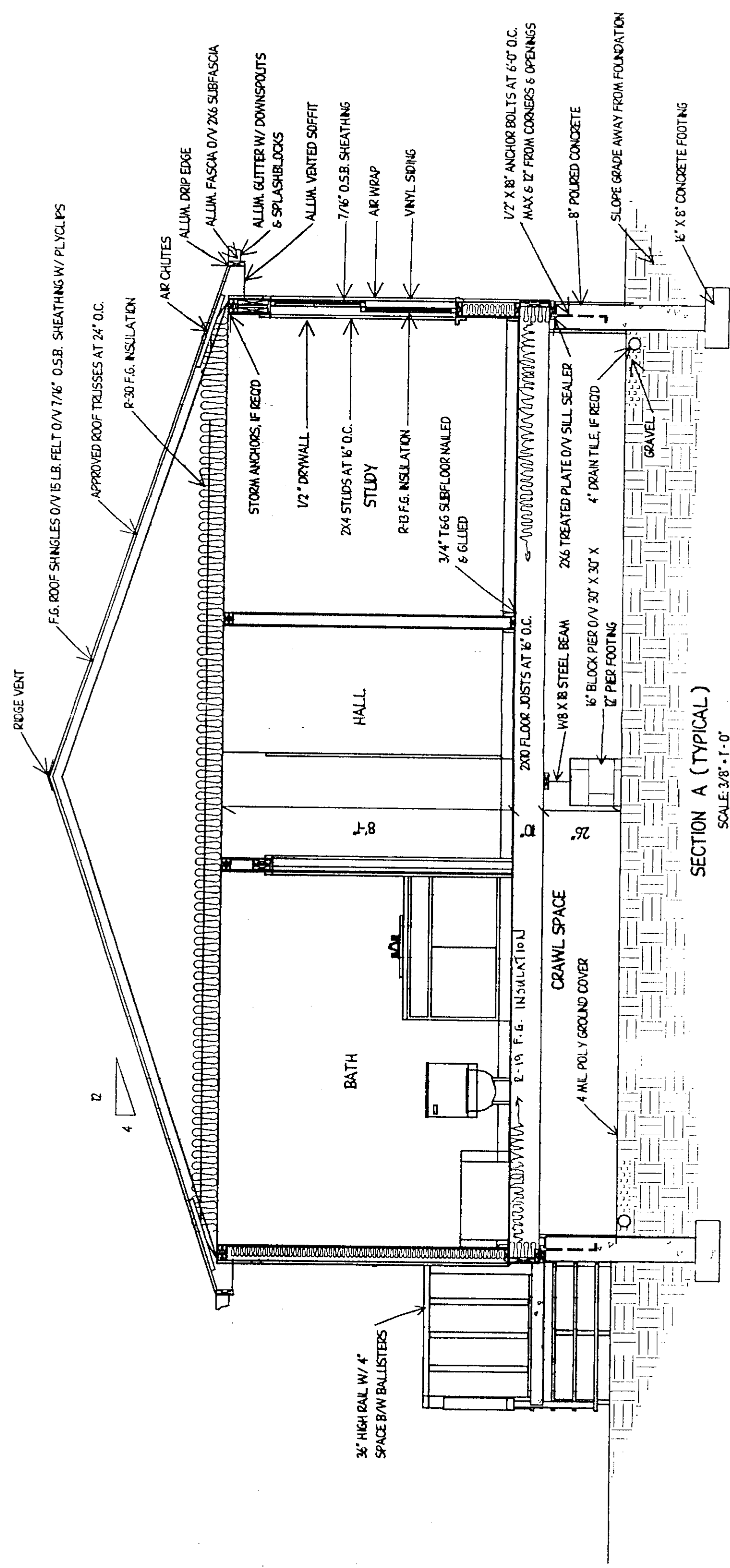
Pa Ex #1



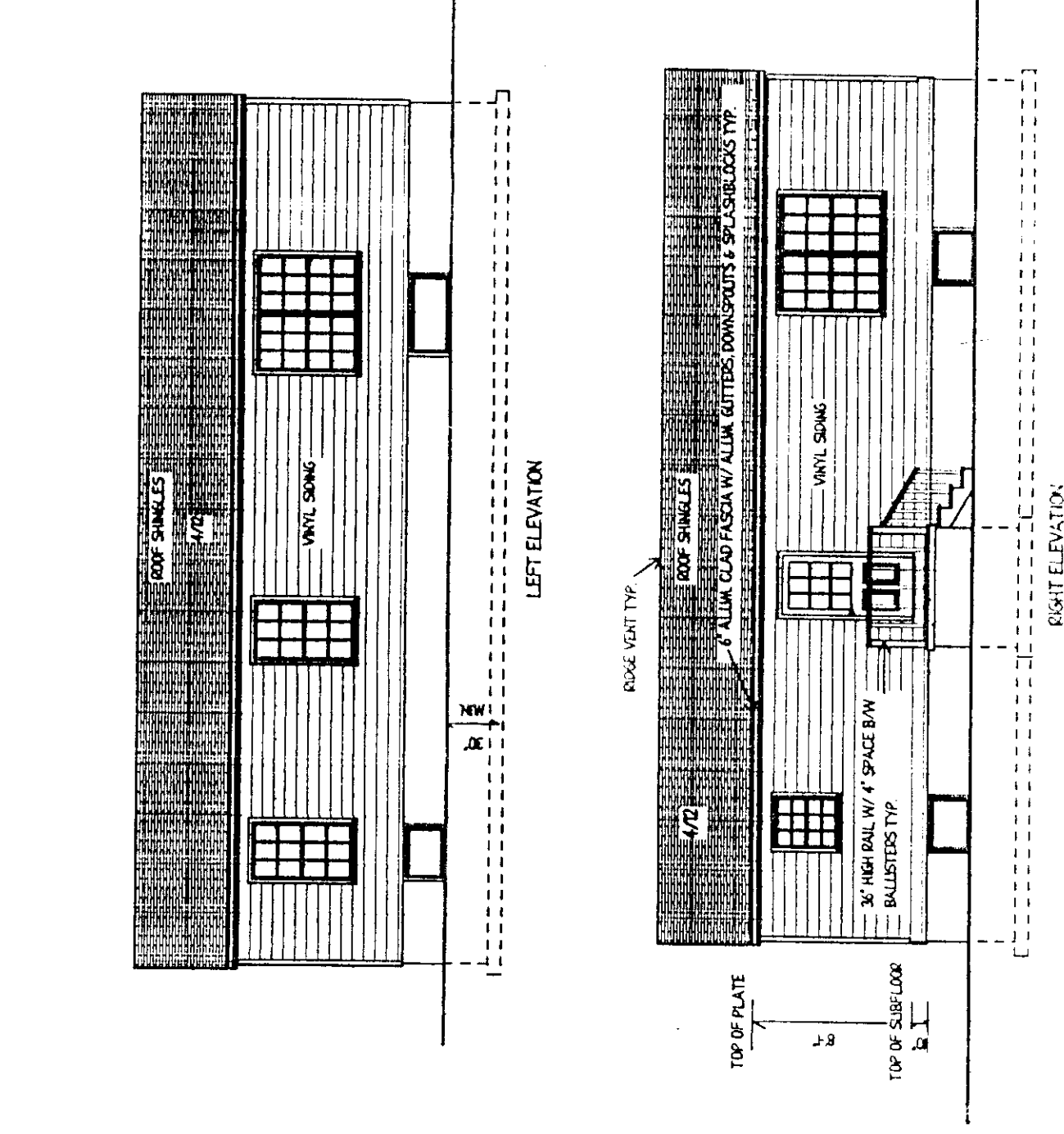
FOUNDATION PLAN



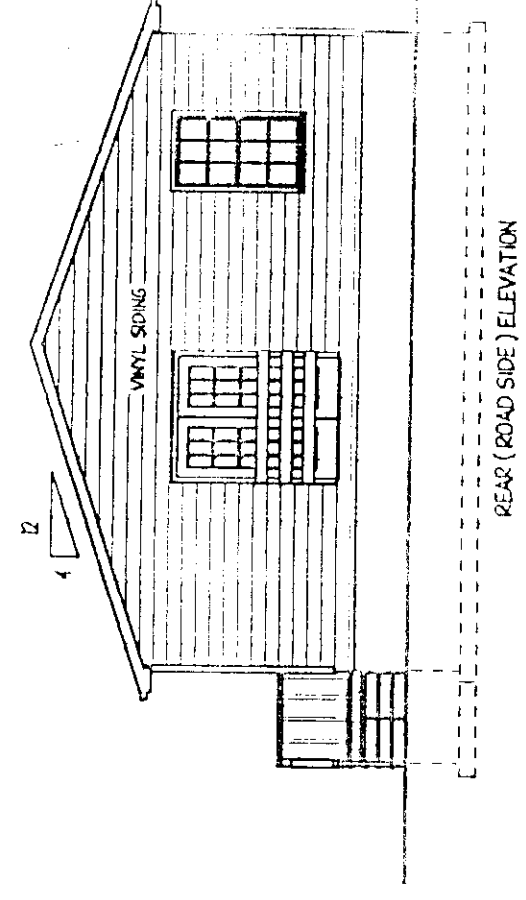
FLOOR PLAN



SECTION A (TYPICAL)



FRONT (WATER SIDE) ELEVATION



CONSTRUCTION NOTES:

1. EXTERIOR DIMENSIONS ARE TO EXTERIOR SHEATHING. INTERIOR DIMENSIONS ARE TO STUD FACE.
2. EXTERIOR WALLS TO BE 2X4 STUDS (4" ROUGH) AT 16" O.C. INTERIOR WALLS TO BE 2X4 STUDS (3 1/2" ROUGH) AT 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL STRUCTURAL WOOD BEAMS, JOISTS & RAFTERS TO BE HEAVY NO. 2 OR BETR. UNLESS NOTED OTHERWISE.
4. ANDERSEN WINDOW SIZES SHOWN.
5. DOUBLE JACK (TROWAHEAD) STUDS UNDER BEARING WALL HEADERS FOR OPENINGS FROM 6 TO 8 FEET.
6. DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALL PARTITIONS INCLUDING END WALLS.
7. CONFIRM ALL DIMENSIONS SHOWN & BUILDING CODE REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
8. NO STRUCTURAL DESIGN INTENDED. CONFIRM ALL BEAM, HEADER, JOIST & RAFTER SIZES WITH A REGISTERED OR LICENSED ENGINEER.
9. PROVIDE SOLID WOOD BLOCKING UNDER ALL LOAD BEARING POINTS DOWN TO FOUNDATION.

TREVOR BUILDERS	STEVENSON RESIDENCE		DRAWN BY DSD	TH-40
	SCALE: 1/4" = 1' - 0"			
	DATE: 2 - 18 - 2002			
CONSTRUCTION PLANS			SHEET 1 OF 1	